



## House

CELLES SUR DUROLLE (63)

**64 000 €\***

\* Agency fees to be paid by the seller



120 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Come and discover this 120 m<sup>2</sup> house with its land and a garage. 5 minutes from the motorway leading you to Clermont-Ferrand in 35 minutes and to Lyon in 1 hour 15, also close to shops.

On the ground floor you will find the living room with a fireplace to install your stove, a large kitchen of more than 14 m<sup>2</sup>, a cellar, the laundry room, a workshop for handymen with access to the land.

On the first floor you will find three large bedrooms. The first with an adjacent room where you can create a bathroom and a dressing room which will make a master suite of 29 m<sup>2</sup>. A second of almost 15 m<sup>2</sup>, the third of 11 m<sup>2</sup> and a bathroom complete this floor.

To finish the tour of the house you have a convertible attic of 87 m<sup>2</sup>.

With regard to the exterior, a ground accessible from the house will allow you to plan barbecues with family or friends. In front of the house you will find a completely renovated garage of 25 m<sup>2</sup> and a room where you can store bicycles and gardening tools. A second plot of non-adjoining land to grow your vegetables, put your chickens, and where there is a second wooden shelter.

On the technical side: roof redone in 2003, oil boiler from 2017, connected to a collective sanitation, single-glazed frames, attic insulation glass wool under batten.

Find the whole photo report on the Capifrance website.

Do not hesitate to contact me for more information and to discuss your real estate project so that I can accompany you in the best possible conditions for your future in our beautiful sector. Les honoraires sont à la charge du vendeur.

Logement à consommation énergétique excessive : classe F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 802818

Property type ..... House

### SURFACES

Living space ..... 120 m²

Living room surface ..... 22 m²

Land surface ..... 370 m²

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 1

### DPE/GES

DPE ..... 315

GES ..... 87

### APPENDIX

Parking ..... garage

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... fuel

Kitchen ..... vide



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle